

050.A

Map

0001

Block

0028.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 616,400 / 616,400

USE VALUE: 616,400 / 616,400

ASSESSed: 616,400 / 616,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		RUSSELL PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RICE CHRISTOPHER P II

Owner 2:

Owner 3:

Street 1: 28 RUSSELL PLACE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: MILES-MASON EAVAN -

Owner 2: -

Street 1: 319 PEAKHAM RD

Twn/City: SUDBURY

St/Prov: MA

Cntry

Postal: 01776

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1203 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		0 Sq. Ft.	Site		0	0.	0.00	7511												G5	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	616,400			616,400
Total Card	0.000	616,400			616,400
Total Parcel	0.000	616,400			616,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	512.39	/Parcel:	512.39

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	616,400	0	.		616,400		Year end	12/23/2021
2021	102	FV	606,000	0	.		606,000		Year End Roll	12/10/2020
2020	102	FV	595,400	0	.		595,400	595,400	Year End Roll	12/18/2019
2019	102	FV	561,600	0	.		561,600	561,600	Year End Roll	1/3/2019
2018	102	FV	512,400	0	.		512,400	512,400	Year End Roll	12/20/2017
2017	102	FV	461,200	0	.		461,200	461,200	Year End Roll	1/3/2017
2016	102	FV	461,200	0	.		461,200	461,200	Year End	1/4/2016
2015	102	FV	439,100	2000	.		441,100	441,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILES-MASON EAV	74376-448	2	3/30/2020		720,000	No	No		
CLOUGH DAVID C,	69833-357		8/25/2017		640,000	No	No		
GRAY LESLIE M,	57270-23		8/9/2011		422,500	No	No		
WARD CHRISTOPHE	45744-359		7/29/2005		449,900	No	No		
RUSSELL PLACE D	39447-485		6/5/2003		359,675	No	No		DEEDED ECL. USE PARKING 1 CAR

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	SQ Returned	JO	Jenny O
8/7/2019	Mail Update	MM	Mary M
9/27/2017	Measured	DGM	D Mann
4/17/2013	Info Fm Plan	BR	B Rossignol
2/21/2013	Inspected	BR	B Rossignol
11/9/2011	MLS	EMK	Ellen K
2/3/2004	Inspected	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

